



Egyptian Goose Road, Sprowston, Norwich, NR7 8FN

welcome to

Egyptian Goose Road, Sprowston Norwich

Nestled in a desirable location, this contemporary three-bedroom end terrace house boasts a seamless fusion of style, space, and convenience with its pristine condition, contemporary aesthetic, and thoughtful amenities, this home epitomizes modern family living. Call now to view!



Entrance Hall

Cloakroom

Double glazed window to front aspect, tiled flooring, toilet, wash hand basin and radiator.

Lounge

14' 4" x 12' (4.37m x 3.66m)

Double glazed window to front aspect, karndean flooring, understairs cupboard and radiator.

Kitchen

15' 3" x 8' 10" (4.65m x 2.69m)

Double glazed door and window to rear aspect, range of wall and base units, has hob, electric oven and cooker hood, stainless steel sink/drainer, boiler, plumbing for washing machine and laminate flooring.

First Floor

Bedroom One

12' x 9' 7" (3.66m x 2.92m)

Double glazed window to front aspect, carpeted flooring, radiator and door to:

Ensuite

Double glazed window to front aspect, shower cubicle, toilet, wash hand basin and heated towel rail.

Bedroom Two

9' 3" x 7' 9" (2.82m x 2.36m)

Double glazed window to rear aspect, carpeted flooring and radiator.

Bedroom Three

7' 7" x 5' 10" (2.31m x 1.78m)

Double glazed window to rear aspect, carpeted flooring and radiator.

Bathroom

Double glazed window to side aspect, bathtub with shower over, toilet, wash hand basin, extractor fan and heated towel rail.

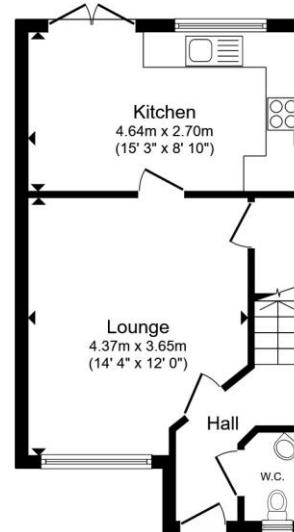
Exterior

Fully enclosed rear garden mainly laid to lawn.

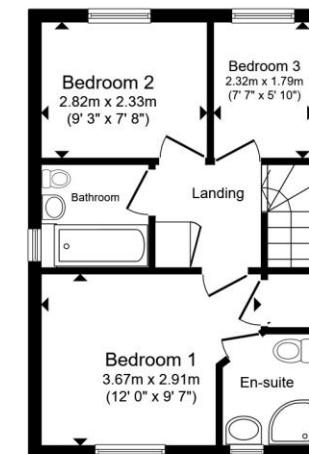
Additionally two allocated parking spaces.

Agents Note

The sellers have made us aware there is a management charge for the property which is paid twice per year with each instalment being £56.



Ground Floor



First Floor

Total floor area 68.9 m² (741 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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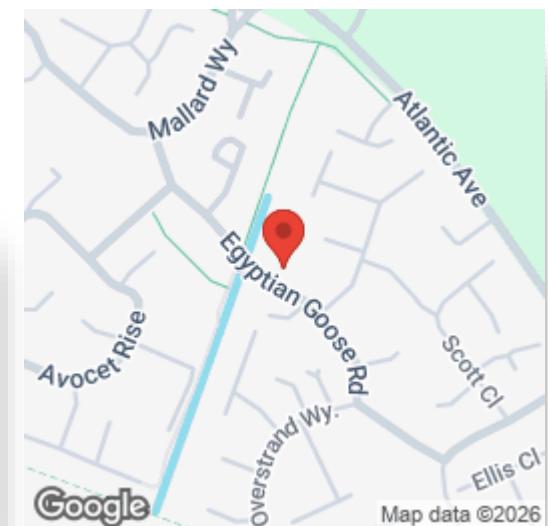
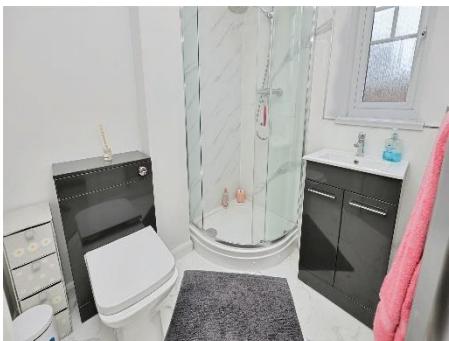
Egyptian Goose Road, Sprowston Norwich

- Immaculately presented throughout
- Two allocated parking spaces
- Two bathrooms
- Modern kitchen
- Perfect first time buy or family home

Tenure: Freehold EPC Rating: B

Council Tax Band: B

£270,000



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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:
NOR143916 - 0002

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